

Building Renewal Grant Application

Initial Submission Date: 10/5/2012 8:28:13 AM

Application ID: 178

Resubmittal Date:

Please provide as much of the requested information as possible. SFB staff will assist in developing required information that is not currently available.

District Name: Peoria Unified District

Superintendent: Dr Denton Santarelli

Contact Person: Edward Gillam

Contact Phone Number: 623 486 6175

Contact Email: egillam@peoriaud.k12.az.us

School Site: Ironwood High School

Buildings: 9999 School Wide

Description of Problem

Please include a detailed description of the issues, as well as a description of and a copy of any professional studies, citations or reports from government entities, recommended solutions, and any cost information or estimates. If additional space is needed, please attach.

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The existing chillers (2 McQuay 250T Centrifugal R500 Freon) and associated pumping systems were installed in 1985 and have been operating over 26 years. The chillers have been serviced and reported to be past their operating life and could fail at any time. Components and parts are hard to locate or have to be custom made. The efficiency and production levels have declined substantially to the point that units are struggling to keep up with campus demands. One chiller recharge two years in freon was around \$25,000. The District rebuilt the existing cooling towers 2011 in an emergency shut down situation because chillers kept shutting down because of heat build up. The towers are under sized for chiller plant capacity. Initial recommendation is to acquire a high efficiency magnetic package chiller plant and simply replace the entire system. This would minimize down time to the operating campus. All replacement options are open for consideration.

Because of the age of the campus many of the fan coil units are starting to fail. Coils and valves are simply worn out and require routine maintenance to keep the units balanced. Large make up air roof top package units are also failing. One unit is down now waiting on a replacement coil. The control valves are no longer in production and a substitute valve is being used. The system is pneumatic and has a long history of failures. The EMS system is fairly limited in controlling the system and offers very little in control set points and times of operations. These changes would be considered step two in the campus up grades.

PUSD commissioned an entire district wide inventory of all of the facilities in 2011. This report estimated replacement cost for the various components and systems. The chillers ranged from \$750,000 to \$1,500,000 depending on sizes, packaging and efficiency ratings. Fan coils and valves were reviewed by unit cost and by system replacement cost per square footage. The campus is approximately 230,000 SF so estimates ranged from \$500,000 to \$750,000. The EMS system was targeted to be around \$230,000 to \$250,000. Piping and electrical changes to support the new systems were estimated to be \$250,000. Duct work changes have not calculated until new ASRE standards could be applied to the specific areas. Fresh air make up and CO2 controls would also have to be addressed. These changes could easily bring another \$250,000 in pending changes.

Project Category: HVAC

Are any of the above-described issues in buildings or part of buildings that are leased to another entity, including a district sponsored charter school? N

Available Funding

Current unencumbered building renewal fund balance (Fund 690):	\$0.00
Amount of Local funds planned for this project	\$100,000.00

Please outline any associated insurance coverage.

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PUSD has exhausted its local funds in addressing other campus HVAC improvements. The district developed a master plan for replacing failing system approximately six years ago. The program used a balance of renewal funding augmented with local funding to address the program. As the renewal funding stopped more local funds had to be allocated to complete the projects. This use has eaten up local funding that could have been used to address at least parts of the now worn out systems. PUSD has completed 7 elementary campuses and one entire high school campus using this approach.

PUSD is once again going to our voters in November asking for funding to address these district wide problems. The audit report done last year reflects a backlog of over \$300,000,000 over the next ten years to maintain a stable Facility Condition Index factor.

Any assistance with funding would be greatly appreciated. We have various reports and studies that can help with this campus review. We would be glad to meet and review your questions.

Liaison: Cruse

pcruse@azsfb.gov

602-364-1193

Superintendent Printed Name

Superintendent Signature

Date